

# **CITY OF SAN ANTONIO**

## **Zoning Commission Agenda**

City Council Chambers  
First Floor, Municipal Plaza Building  
103 Main Plaza

**June 4, 2002**  
**Tuesday, 11:30 A.M.**

### **ZONING COMMISSIONERS**

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Vacant – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Robert Garza, Jr. – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Vacant – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss the Sign Ordinance, the Facility Parking Overlay Ordinance and zoning case recommendations for June 4, 2002, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report
6. Approval of May 21, 2002 minutes.
7. Z2002040 Barbara Brown, 8235 Leslie Road. (*City Council 8*)
8. Z2002081 Gordon V. Hartman, Woodlake Parkway, North of FM 78. (*City Council 2*)
9. Z2002088 Joe E. Groff, 4811 and 4823 Evers Road. (*City Council 7*)
10. Z2002093 Kaufman & Associates, Inc., Boerne Stage Road. (*City Council 8*)
11. Z2002095 Deyanira M. Leal, 1701 and 1703 Saltillo. (*City Council 5*)
12. Z2002096 Harry Jewett Assoc., Inc., 7330 Callaghan Road. (*City Council 8*)
13. Z2002098 Gordon V. Hartman, Randolph Boulevard & Royal Ridge. (*City Council 10*)

14. Z2002100 Kaufman & Associates, Inc., Vance Jackson Road and IH 10.  
(*City Council 1*)
15. Z2001223-1 City of San Antonio, Properties from Hildebrand on the North of 281 on the south. (*City Council 1, 2 and 9*)
16. Z2001223-6 City of San Antonio, Properties from Southeast Military Drive on the North to the City Limits on the South. (*City Council 3*)
17. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
18. **ADJOURNMENT.**

#### **Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

**FINAL**

# CASE NO: Z2001223-1

**Date:** June 04, 2002

**Council District:** 1, 2, 9

**Ferguson Map:** 583, 617

**Case Manager :** Richard Ramirez 207-5018, John Jacks 207-7206

**Applicant Name:**

City of San Antonio

**Owner Name:**

Multiple property owners

**Zoning Request:** To designate those properties along the San Antonio River as River Overlay Districts, as per exhibit map.

**Property Location:**

Generally those properties no more than 2500 feet from the San Antonio River, from Hildebrand on the north to US 281 on the south.

**Proposal:**

The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River by establishing design standards and guidelines for properties located near the river.

**Neighborhood Association:** Westfort - River Road - Mahncke Park

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The proposed districts will protect and enhance the overall character of the San Antonio River. The districts will promote consistency in the development process. It will prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.

**FINAL**

# CASE NO: Z2001223-6

**Date:** June 04, 2002

**Council District:** 3

**Ferguson Map:** 683, 651

**Case Manager :** Richard Ramirez 207-5018, John Jacks 207-7206

**Applicant Name:**

City of San Antonio

**Owner Name:**

Multiple property owners

**Zoning Request:** To designate those properties along the San Antonio River as River Overlay Districts, as per exhibit map.

**Property Location:**

Generally those properties no more than 3600 feet from the San Antonio River, from Southeast Military Drive on the north to the City Limits on the south.

**Proposal:** The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River by establishing design standards and guidelines for properties located near the river.

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The proposed districts will protect and enhance the overall character of the San Antonio River. The districts will promote consistency in the development process. It will prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.

**FINAL**

# CASE NO: Z2002040

**Date:** June 04, 2002

Continuance from March 19, April 2, April 16, May 7  
and May 21, 2002

**Council District:** 8

**Ferguson Map:** 546 C8

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Barbara Brown

**Owner Name:**

Gene & Barbara Brown

**Zoning Request:** From "R-6" Residential Single Family District to "C-3 NA" Commercial Non Alcoholic Sales District.

**Property Location:** P-5 D, NCB 16051  
8235 Leslie Rd.

**Proposal:** To operate a general automotive repair service

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

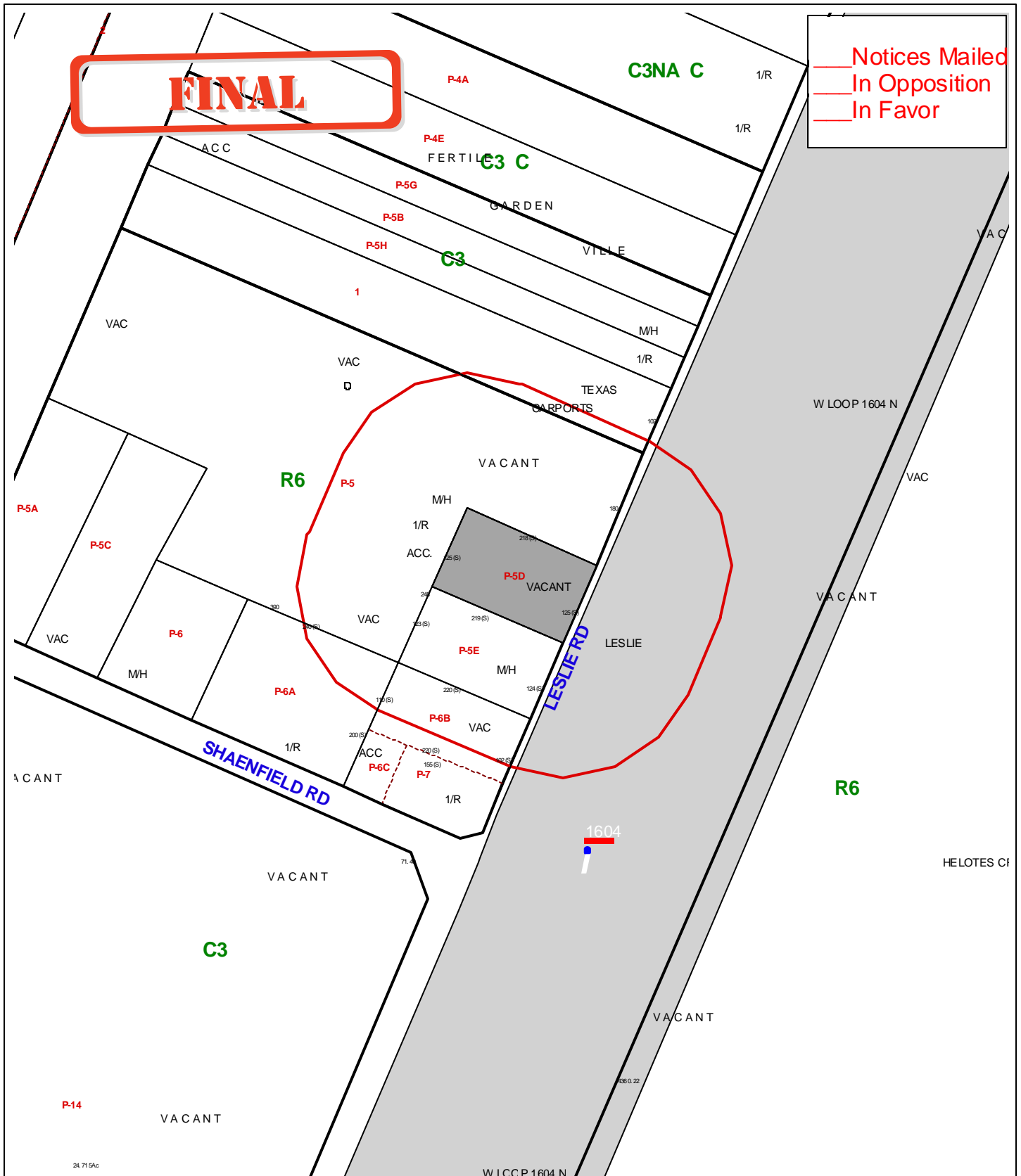
**Staff Recommendation:**

Denial.

The subject property currently has two structures and fronts on Leslie Road which directly parallels Loop 1604 West Expressway. The subject property is surrounded by a residence to the south and vacant land to the north and west which is zoned "R-6" Residential Single Family. The requested zoning is encouraged at major intersections and thoroughfares, furthermore, "C-3 NA" zoning is incompatible with the existing residential zonings directly adjacent to the subject property.

**FINAL**

☐ Notices Mailed  
☐ In Opposition  
☐ In Favor

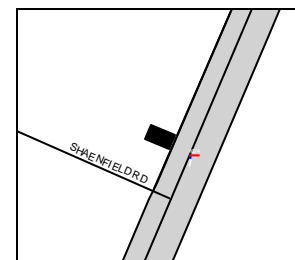


**ZONING CASE: Z2002-040**

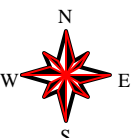
City Council District NO. 8  
Requested Zoning Change  
From: "R-6" To: "C-3NA"  
Date: MAY 7, 2002  
Scale: 1" = 200"

 Subject Property

**200' Notification**



T-8,16



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**FINAL**

# CASE NO: Z2002081

**Date:** June 04, 2002

Continuance from May 21, 2002

**Council District:** 2

**Ferguson Map:** 585 F4

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Gordon V. Hartman

**Owner Name:**

Gordon V. Hartman

**Zoning Request:** From "R-6" Single-Family Residence District to "R-6 PUD" Single-Family Residence Planned Unit Development District.

**Property Location:** 44.06 acres tract of land out of NCB 17730

Woodlake Parkway , north of F.M. 78

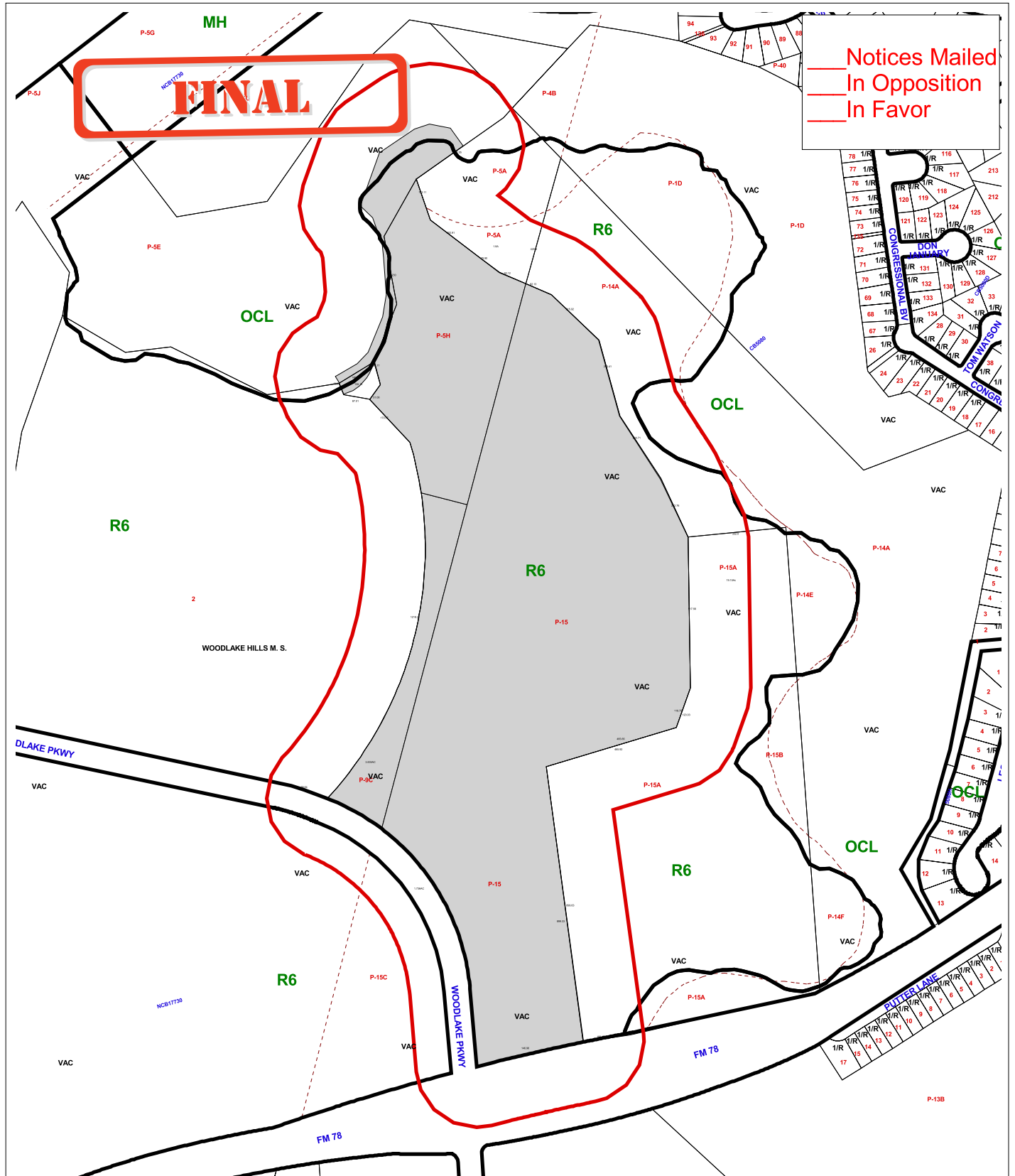
**Proposal:** To permit a Residential Single Family Planned Unit Development

**Neighborhood Association:** None

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. The subject property is a vacant 44.06 acre tract of land currently zoned "R-6" with existing "R-6" surrounding it, which includes a middle school located west of the subject property. "R-6" PUD would be appropriate at this location, however, the proposed development must meet the PUD requirements and require approval by the Planning Commission.

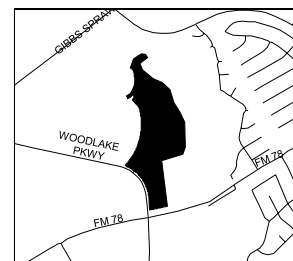


## ZONING CASE: Z2002-081

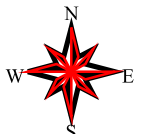
City Council District NO. 2  
 Requested Zoning Change  
 From: "R-6" To: "P-1 R-6"  
 Date: MAY 21, 2001  
 Scale: 1" = 450"



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T- 11





**FINAL**

# CASE NO: Z2002088

**Date:** June 04, 2002

Continuance from May 21, 2002

**Council District:** 7

**Ferguson Map:** 580 F6

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

Joe E. Groff

**Owner Name:**

Joe E. Groff

**Zoning Request:** From R-5 Residential Single-family District to "C-2" Commercial District (Lot 122) and "C-3" Commercial District (Lot 123).

**Property Location:** Lot 122 and 123, Block K, NCB 11569

4811 and 4823 Evers Road

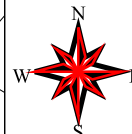
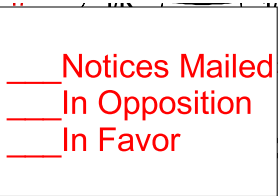
**Proposal:** To facilitate immediate and future expansion of a small business currently located on adjacent property.

**Neighborhood Association:** Near Northwest Neighborhood Plan

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial as requested and approval of "O-1" Office on Lot 122 and "C-2 NA" Commercial Non-Alcoholic Sales on Lot 123. The Near Northwest Community Plan indicates low density residential and neighborhood commercial at this location. Lot 123 has an existing barbershop. Lot 122 has a vacant residence. "C-2 NA" (Lot 123) and "O-1" (Lot 122) provide a transition to the existing single-family home on Evers at Oakway Drive. In addition, the proposed zoning supports the use of the lots for their existing development. The requested "C-3" Commercial on Lot 123 is inappropriate because "C-3" uses are better located at the intersection of two arterial streets or arterial streets and freeways.



**FINAL**

# CASE NO: Z2002093

**Date:** June 04, 2002

**Council District:** 8

**Ferguson Map:** 548 E1

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

Kaufman & Associates, Inc.

**Owner Name:**

Boerne Stage Crossing Limited Partnership

**Zoning Request:** From "DR" Development Reserve and "R-6" Residential Single-Family District to "C-2" Commercial District (53.6 acres) and "C-3" Commercial District (26.8 acres).

**Property Location:** 80.4 acres out of NCB 16390

Boerne Stage Rd.

Northwest corner of Boerne Stage Road and I.H. 10 West

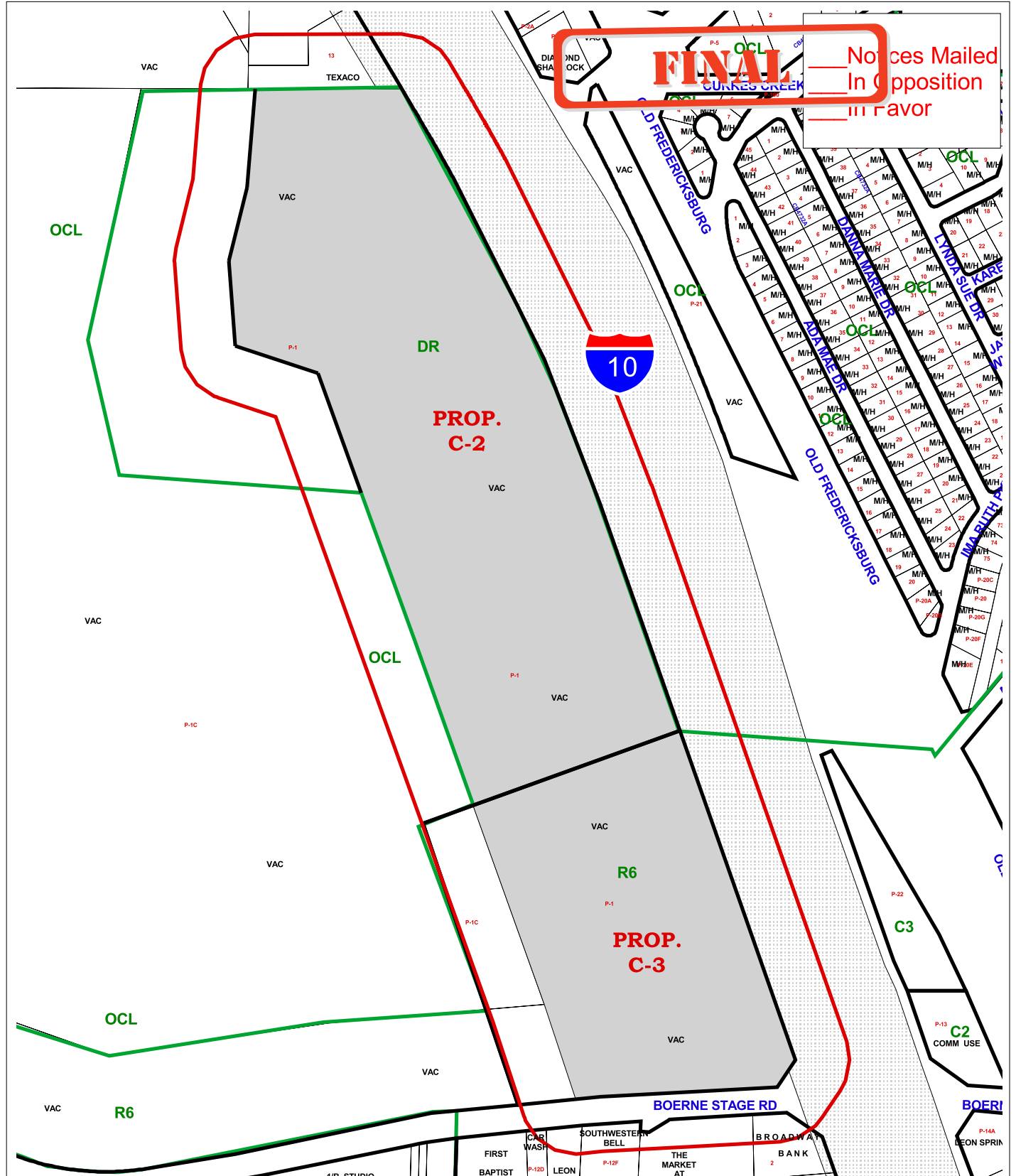
**Proposal:** To allow for retail and hotel use

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The subject property has major arterial facilities at both the north and south ends (Ralph Fair Road and Boerne Stage Road). These facilities both intersect with I.H. 10 West, creating the potential for two commercial nodes.



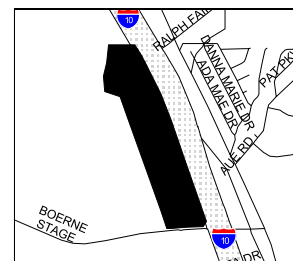
## ZONING CASE: Z2002-093

City Council District NO. 8  
 Requested Zoning Change  
 From: "DR,R-6" To: "C-2,C-3"  
 Date: JUNE 4, 2002  
 Scale: 1" = 600"

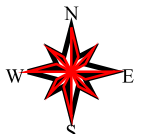
Subject Property

200' Notification

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T-8



**FINAL**

# CASE NO: Z2002095

**Date:** June 04, 2002

**Council District:** 5

**Ferguson Map:** 304 D8

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Deyanira M. Leal

**Owner Name:**

Deyanira M. Leal

**Zoning Request:** From "C-2" Commercial District to "R-4" Residential Single Family District.

**Property Location:** Lot 33-34, BLK 13, NCB 3718

1701 and 1703 Saltillo

**Proposal:** Single Family Home

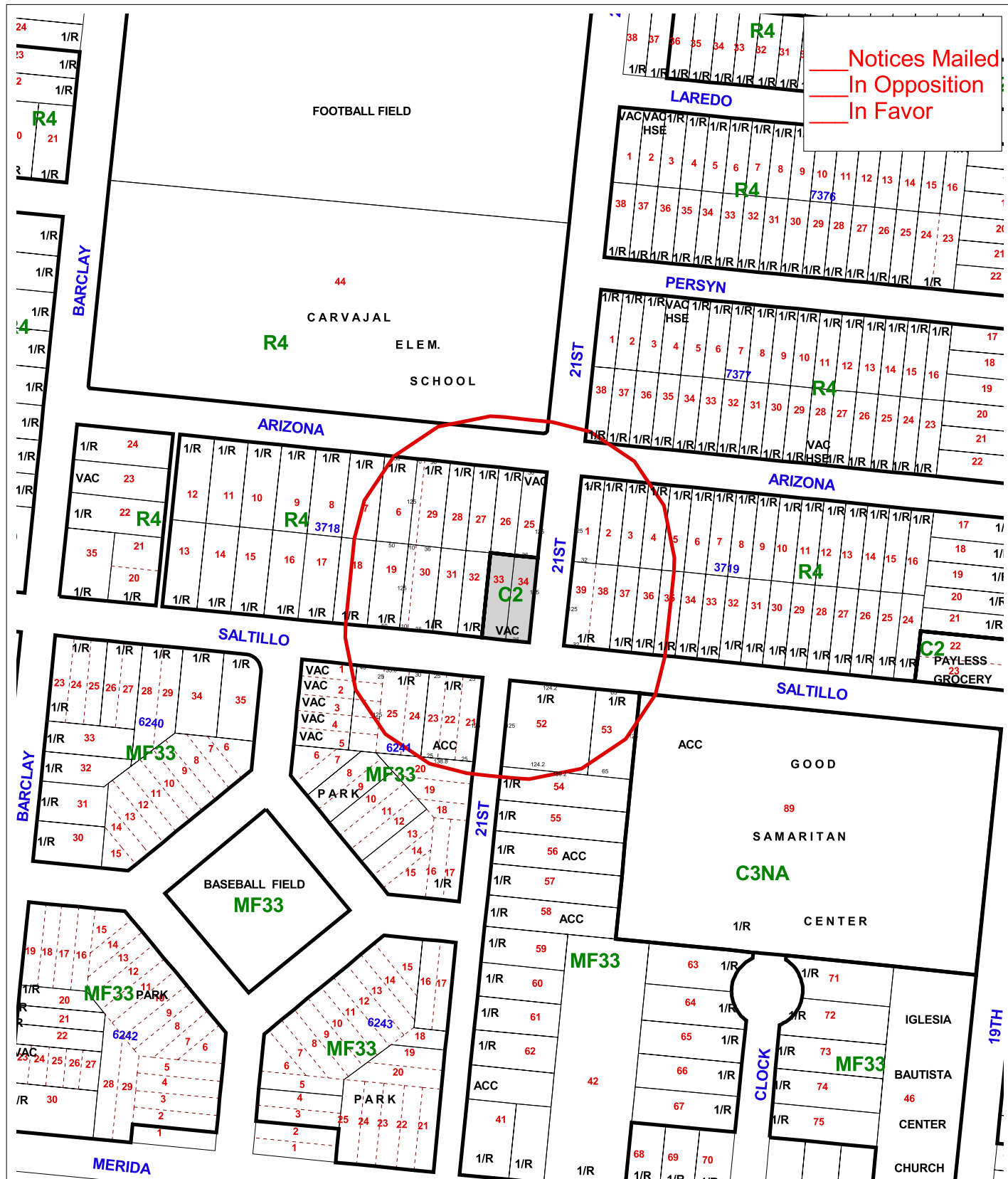
**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval

The subject property is vacant and is located on the northwest corner of Saltillo Street and SW 21st Street. The subject property has existing "R-4" zoning to the west, east and north and has existing "MF-33" zoning to the south. The proposed zoning will provide a downzoning from "C-2", furthermore, staff encourages infill housing development within the inner city.



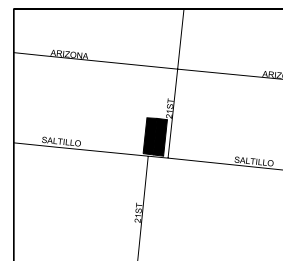
## ZONING CASE: Z2002-095

City Council District NO. 5  
 Requested Zoning Change  
 From: "C-2" To: "R-4"  
 Date: JUNE 4, 2002  
 Scale: 1" = 200"

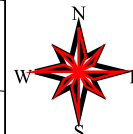
Subject Property

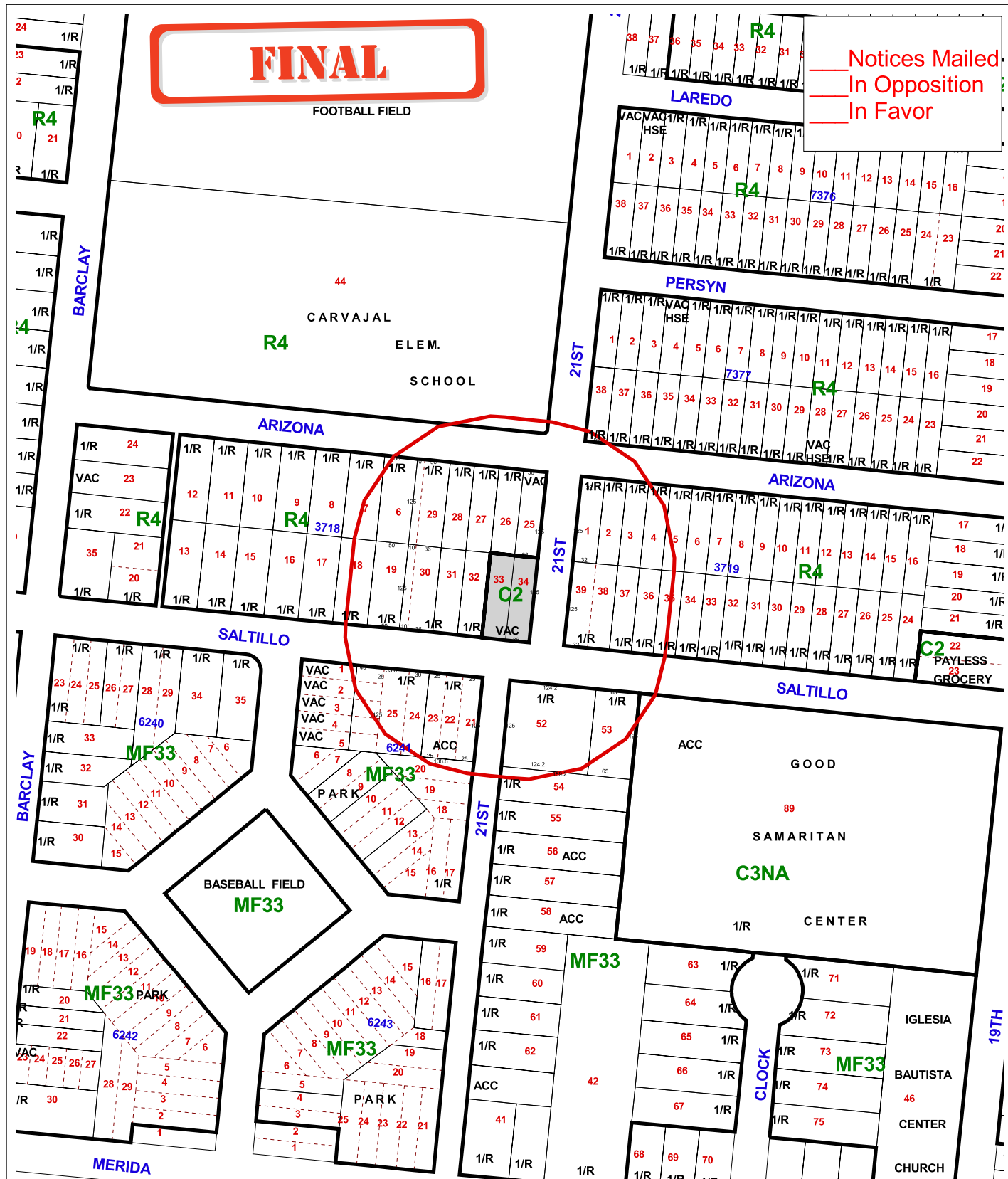
200' Notification

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T-20





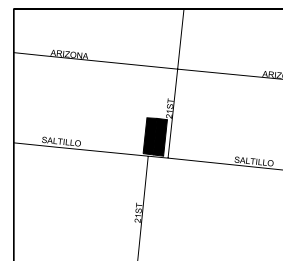
## ZONING CASE: Z2002-095

City Council District NO. 5  
 Requested Zoning Change  
 From: "C-2" To: "R-4"  
 Date: JUNE 4, 2002  
 Scale: 1" = 200"

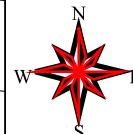
Subject Property

200' Notification

c:\JUNE\_4\_2002



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**FINAL**

# CASE NO: Z2002096

**Date:** June 04, 2002

**Council District:** 8

**Ferguson Map:** 581 B2

**Case Manager :** Catherine Tinnemeyer 207-5889

**Applicant Name:**

Harry Jewett Assoc., Inc.

**Owner Name:**

Oak Hills Lanes Attn: Ken Cobb

**Zoning Request:** From "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for Telephone Equipment Infrastructure.

**Property Location:** Lot A, Block 2, NCB 12472

7330 Callaghan Rd.

**Proposal:** To provide for telephone equipment infrastructure

**Neighborhood Association:** Oak Hill Citizens Association

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

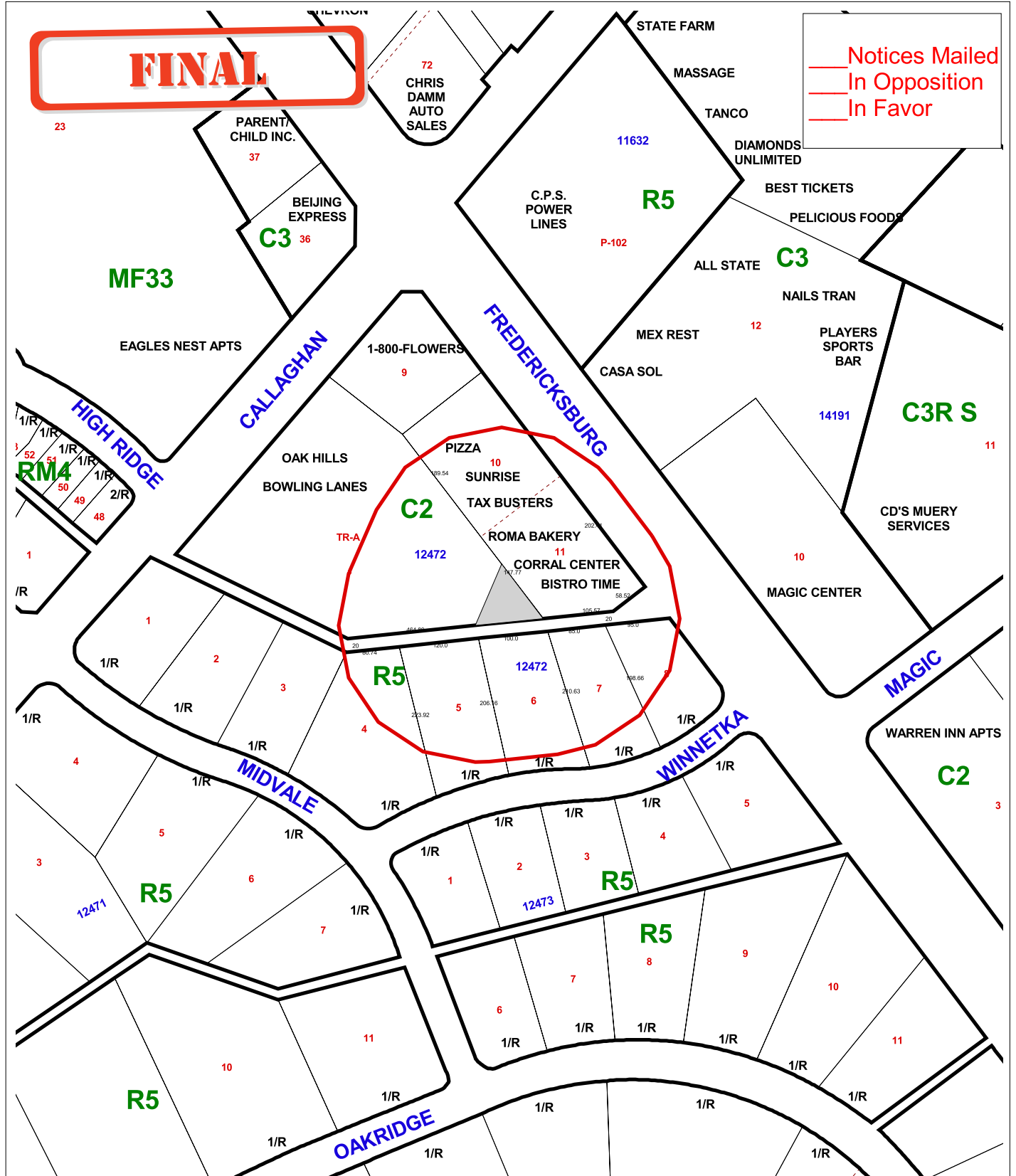
**Staff Recommendation:**

Approval. The surrounding zones are "C-2" Commercial District and "R-5" Residential Single-Family District. The "R-5" Residential Single-Family District to the rear of the subject property is adjacent to a 12' alley. A Type B Buffer Yard and a 6' solid screen fence will be required between the proposed Telephone Equipment Infrastructure and the residential uses.



**FINAL**

Notices Mailed  
In Opposition  
In Favor



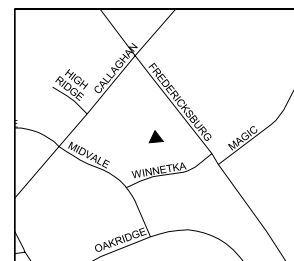
**ZONING CASE: Z2002-096**

City Council District NO. 8  
Requested Zoning Change  
From: "C-2" To: "C-2 S"  
Date: JUNE 4, 2002  
Scale: 1" = 200"

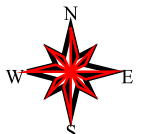
Subject Property

200' Notification

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T- 16



**FINAL**

# CASE NO: Z2002098

**Date:** June 04, 2002

**Council District:** 10

**Ferguson Map:** 553 B 5

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Gordon V. Hartman

**Owner Name:**

Windcrest Partners, LTD

**Zoning Request:** From "MF-33" Multi Family District to "R-6" PUD Residential Single Family Planned Unit Development District.

**Property Location:** .0398 acres out of Lot 1 NCB 13783 and 21.430 acres out of Lot 2, Block 2, NCB 13783

Randolph Blvd. & Royal Ridge

**Proposal:** 138 Residential Single Family Planned Unit Developments

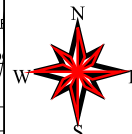
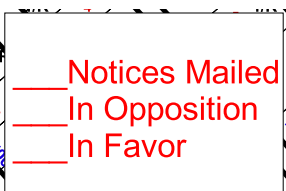
**Neighborhood Association:** Royal Ridge NA

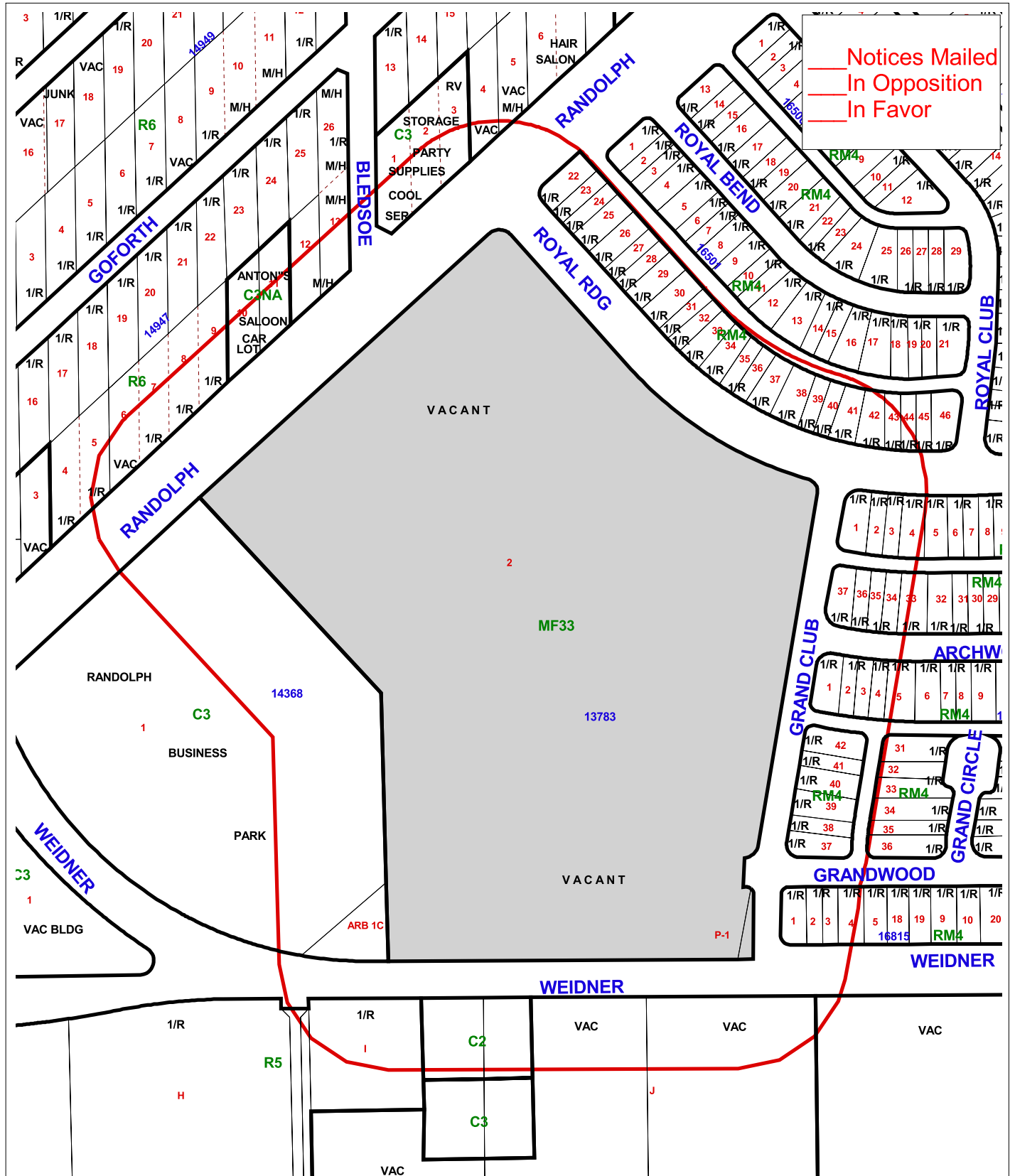
**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval

The subject property is currently vacant and located east of Randolph Blvd and north of South Weidner Road. The subject property has existing "RM-4" zoning to the north and east, existing "R-6" and "C-3" zoning to the north and west and existing "R-5", "MF-33" and "C-2" zoning to the south. "R-6" PUD will provide a downzoning from "MF-33", furthermore, the proposed zoning is appropriate at this location, however, the proposed development must meet the PUD requirements and acquire approval by the Planning Commission.





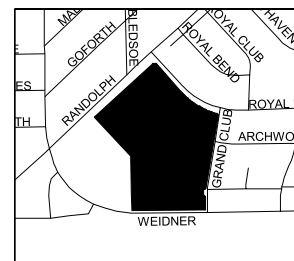
## ZONING CASE: Z2002-098

City Council District NO. 10  
 Requested Zoning Change  
 From: "MF-33" To: "P-1 R-6"  
 Date: JUNE 4, 2002  
 Scale: 1" = 350"

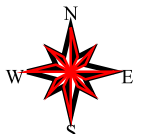
Subject Property

200' Notification

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T- 11



**FINAL**

# CASE NO: Z2002100

**Date:** June 04, 2002

**Council District:** 1

**Ferguson Map:** 581 E4

**Case Manager :** Catherine Tinnemeyer 207-5889

**Applicant Name:**

Kaufman & Associates, Inc.

**Owner Name:**

Barbara Gillespie & Ellen Claire G. English

**Zoning Request:** From "R-4" Residential Single-Family District to "C-2" Commercial District on 0.54 acres, from "R-4" Residential Single-Family District and "C-2" Commercial District to "C-3" Commercial District on 19.64 acres, from "R-4" Residential Single-Family District to "C-2" Commercial District on 1.57 acres and from "R-5" Residential Single-Family District to "C-2" Commercial District in 0.8 acres

**Property Location:** 22.6 acres of NCB 11681  
Vance Jackson Rd. at IH 10

**Proposal:** To Allow for the Development of a Shopping Center

**Neighborhood Association:** North Central Neighborhood Association

**Traffic Impact Statement:** A Level 3 Traffic Impact Analysis has been completed.

**Staff Recommendation:**

Approval. The surrounding zones are "C-3" and "C-2". The subject property is located at the intersection of Interstate 10 and Vance Jackson.

